

**CITY OF COSTA MESA
NOTICE OF PUBLIC HEARING**

NOTICE IS HEREBY GIVEN that the Costa Mesa Planning Commission will hold a public hearing at City Hall Council Chambers, 77 Fair Drive, Costa Mesa, California at 6:00 p.m. on **Monday, December 9, 2019** to consider the following item:

Application No.: PA-19-21; ZA-19-90; ZA-09-42 A1

Applicant/Agent: Patricia Heller/Kyle Kennelly

Site Address: 816 West 19th Street

Zone: C1 (Local Business District)

Description: Planning Application 19-21 and Zoning Application 19-90 is a request for a Conditional Use Permit (CUP) and Minor Conditional Use Permit (MCUP) to allow a wine bar and associated wine shop, Semi Tropic Wines, within a 1,118-square-foot tenant space in an existing multi-tenant commercial building at 816 West 19th Street. A CUP is required to allow the sale of alcoholic beverages for off-site consumption pursuant to a State Alcohol and Beverage Control (ABC) License Type 20 (Off-Sale Beer and Wine). An MCUP is required to establish a wine bar with less than 300 square feet of public area in the subject multi-tenant center; to allow for a deviation from parking requirements based on unusual operating characteristics; and to issue a finding of Public Convenience or Necessity for a State ABC license Type 42 (On-Sale Beer and Wine) to allow the sale of alcoholic beverages for onsite consumption. Proposed hours of operation are from 11 AM to 8 PM, seven days per week. The request also includes an amendment to Zoning Application 09-42 to modify the hours of operation of the adjacent bar, CASA, to be open from 8 PM to 2 AM on Sundays.

Environmental Determination: The project is categorically exempt from the provisions of the California Environmental Quality Act (CEQA) under CEQA Guidelines Section 15301 (Class 1), Existing Facilities.

Additional Information: For more information, call (714) 754-5245, or email PlanningCommission@costamesaca.gov or visit the Planning Division on the Second Floor of City Hall, 77 Fair Drive, Costa Mesa, California. The Planning Division is open 8:00 a.m. to 5:00 p.m. Monday through Friday, except specified holidays. A copy of the staff report can be viewed on the City's website: www.costamesaca.gov 72 hours prior to the hearing date. All interested parties may appear and present testimony in regard to this application. If you challenge this project in court, you may be limited to raising only those issues you, or someone else raised, at the public hearing or in written correspondence delivered to the City, at or prior to, the public hearing. Any written communications, photos, or other materials for copying and distribution to the Planning Commission must be 10 pages or less and submitted to the Planning Department **NO LATER THAN 12:00 p.m.** on the day of the hearing. Materials can be e-mailed to PlanningCommission@costamesaca.gov. If the public wishes to submit written communication, photos, or other material for distribution to the Planning Commission at the meeting or AFTER 12:00 p.m. the day of the hearing, 10 copies will need to be

provided for distribution. Please note that NO copies of written communication will be made AFTER 12:00 p.m.